



MEMORANDUM

City of Watertown Planning Office

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Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Approval – 440 State Street

DATE: February 23, 2011

Request: Site Plan Approval for the construction of a 2,000 square foot Dunkin' Donuts restaurant at 440 State Street, Parcel Number 12-03-220.

Applicant: Robert C. Abbott Jr., Architect on behalf of ESW Realty LLC.

Proposed Use: Restaurant.

Property Owner: Route 57 Development LLC.

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted Action	County Planning Board Review Required: No
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Zoning Information:

District: Commercial	Maximum Lot Coverage: None
Setback Requirements: None	Buffer Zone Required: Yes-Along Rear Prop. Line

Project Overview: The proposed project involves the construction of a new 2,000 square foot Dunkin' Donuts restaurant. The project is located at the intersection of Mechanic Street on a vacant portion of the site that includes Little Caesar's Restaurant. The building includes a drive thru, the construction of a parking area and site landscaping. The project was originally considered by the Planning Board at its November 2, 2010 meeting but was tabled due numerous unresolved issues with the site plans. The applicant has submitted revised plans for review and the following details how the issues were addressed and also details several remaining unresolved issues.

Parking: The Dunkin' Donuts property requires 10 parking spaces based on the proposed size of the building and the site plan depicts 20 spaces, which exceeds the requirement. At the request of the Planning Board, the two handicapped parking spaces have been relocated from the area near the west side of the main entrance to the area along the east side of the main entrance. This will provide a route for disabled customers that will cross only one lane of traffic as opposed to two as was previously designed.

The overall site plan also shows shared parking areas and entrances/exits. A written ingress/egress easement(s) and parking easement(s) for Lot #2 and Lot #3 must be provided and be depicted on the site plan.

Grading, Drainage and Utilities: The Engineering Department has reviewed the revised plans and has the following comments regarding these items:

1. Provide calculations for water pressure and fire flows to the proposed site.
2. Provide calculations for sanitary flows and Grease Trap sizing.
3. Provide revised drainage calculations.
4. Revise the sidewalk detail to require the installation of 6"x6" 6/6 gauge wire mesh in the sidewalk across the driveway opening.
5. Provide an Asphalt Paving Detail for City Streets that meets City Specifications.
6. The brick paving detail should be modified to require the contractor to salvage the existing pavers and to reuse them as necessary so that the right size and color brick is installed.

Traffic Signal and Intersection Modification: The proposed plan shows the main entrance/exit to the site being constructed at the intersection of State St. and Mechanic St. In order to construct this access it will be necessary to relocate the existing traffic signal pole and mast arm and make modifications to the signal design. The applicant has submitted a traffic study of the intersection which concludes that the entrance/exit for the site be constructed in the location that is currently proposed. It also concludes that the Level of Service of the intersection currently experienced by motorists will not be detrimentally affected as a result of the proposed development and that the level of safety along State Street will increase from the reduced volumes of turns being made at the unsignalized driveway (Little Caesar's) serving the site. There are however, several items that still have not been provided/addressed which must be approved by the City Engineer prior to the issuance of a building permit. They are:

1. Plans and details of the traffic signal and intersection modification work are required.
2. Two existing traffic signal pullboxes, the pedestrian crosswalk signal, and the underground traffic conduit are missing and will have to be added to the site plan drawings.
3. Additional information and details need to be provided regarding the adjustment and/or relocation of pullbox frame and covers.

Lighting: The utilities plan shows 9 pole mounted light fixtures located around the perimeter of the site. A photometric plan included in the engineering report indicates that the average number of foot-candles provided on the site is 3.27.

Landscaping: The proposed landscaping plan has been modified to include some of the requests made by the Planning Board at the November meeting. The 4 ½' planting strip along the front (sidewalk) side of the site has been increased in size to 6', the 7' strip at the rear of the site has been increased to 9' and the landscaped island along the drive thru lane has increased in size from 3' to 6'. The 7' strip along the Chop'n'Save building remains the same. Two trees have been added to the rear planting area and there are two trees that were previously provided in proposed island areas located on left side front and rear corners of the site. In the planting areas on either side of the entrance drive, two weeping cherry trees have also been added.

The plan still does not show large deciduous trees spaced 40' on center in the front planting strip as detailed in the Planning Board's Landscaping and Buffer Zone Guidelines. There was a concern expressed by the applicant about the trees blocking the building and/or the signage. An alternative sign style such as a monument sign rather than a pole mounted sign may alleviate this concern, or there are a number of tree species that grow extremely upright that could be specified that would not block the sign and building.

As noted above, the island along the drive thru lane has been widened, but trees have not been added to this location either. Two to three additional trees should be considered for this location with species selection and placement taken into consideration so that building signage is not blocked. Also, the applicant has not included any landscaping along the building on the drive-thru side or along the rear side as he indicated he would at the previous meeting.

Other Comments: The proposed dumpsters are shown less than 15' from the neighboring property. The applicant has provide a letter from the adjacent property owner of 454 State Street (Chop'n'Save), consenting to the location of the dumpster. A detail for the Dumpster Fence enclosure has also been provided.

Any proposed signage for the project will not be approved as part of the site plan submission. Any proposed signage will be handled as a separate matter through the Bureau of Code Enforcement. Final approval for this application will be given by the City Council after a recommendation from the Planning Board.

Summary: The following lists several key issues that should be addressed:

1. A written ingress/egress easement(s) and parking easement(s) for Lot #2 and Lot #3 must be provided and be depicted on the site plan.
2. Calculations for water pressure and fire flows to the proposed site must be provided.
3. Calculations for sanitary flows and grease trap sizing must be provided.
4. Revised drainage calculations must be provided.
5. The sidewalk detail must be revised to require the installation of 6"x6" 6/6 gauge wire mesh in the sidewalk across the driveway opening.
6. An Asphalt Paving Detail for City Streets that meets City Specifications must be provided.
7. The brick paving detail should be modified to require the contractor to salvage and reuse the existing pavers.
8. Prior to issuance of a Building Permit, the traffic signal & intersection modification plans and details must be approved by the City Engineer and must include information on all existing traffic signal pullboxes, the pedestrian crosswalk signal, the underground traffic conduit, details regading the adjustment and/or relocation of pullbox frame and covers and all work proposed on the signal system.

9. The landscaping plan should be revised to include large deciduous trees spaced 40' on center in the front planting strip and in the island along the drive thru lane as detailed in the Planning Board's Landscaping and Buffer Zone Guidelines.
10. The landscaping plan should be revised to include landscaping along the drive-thru side and rear side of the building.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Robert C. Abbott Jr.